

2024 JUL -8 P 4: 14

REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested. Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.

☒ **Application Cover Sheet (project and property information, applicant information)**

☒ **Dimensional and Parking Information Form (see attached)**

☒ **Impact statement**

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet; include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.

☒ **Drawing and photographs of existing conditions**

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.

☒ **Site plan of proposal. Must include:**

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.

☒ **Drawings of proposed structure**

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

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TRINOLIA'S OFFICE
ARLINGTON MA 02178

NA Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.

NA Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.

X Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.

NA Plans for sign permits, if signage is an element of development proposal

X Stormwater management plan

(for stormwater management during construction for projects with new construction)

NA SketchUp Compatible Model, if required

X Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3810

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 149 PLEASANT ST.
Assessors Block Plan, Block, Lot No. 131.0-0002-0001.A. Zoning District R4
- Deed recorded in the Registry of deeds, Book 81610, Page 464
or- registered in Land Registration Office, Cert. No. , in Book , Page .
- Present Use of Property (include # of dwelling units, if any)
ONE SINGLE FAMILY HOUSE
- Proposed Use of Property (include # of dwelling units, if any)
ONE THREE-FAMILY HOUSE

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) STEPHEN DOHERTY
Organization FTO REALTY TRUST
Address 109 BLANCHARD RD. LAWRENCE, MA 01843
Street City, State, Zip
Phone 508-725-4419 Email sdoherly@diamondironworks.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name STEPHEN DOHERTY Title TRUSTEE
Organization FTO REALTY TRUST Phone 508-725-4419
Address 109 BLANCHARD RD. LAWRENCE, MA 01843
Street City, State, Zip
Phone 508-725-4419 Email sdoherly@diamondironworks.com

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TOWN CLERK'S OFFICE
ARLINGTON, MA 02178

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name	MARTHA PENZENIK	Title	PRINCIPAL
Organization	MARTHA PENZENIK ARCHITECTS	Phone	781-248-5791
Address	52 MELROSE ST.		ARLINGTON, MA 02474
	Street		City, State, Zip
Phone	781-248-5791	Email	MARTHA@PENZENIK.COM

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

3.3.3.A	A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
section(s)	title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum

3.4.4 F. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

5.4.3 Use Regulations for Residential Districts

6.1.10 Location of Parking Spaces

5.3.16 Yards or Setbacks for Lots Adjoining a Street or Public Space

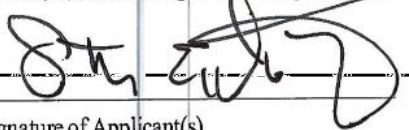
2 Definitions, R-13, Open Space: Usable

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that FTO REALTY, LLC is the owner ☒ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 149 PLEASANT STREET which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☐ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Sign Board, should the permit be granted.



 Signature of Applicant(s)

109 Blanchard Rd.	Lawrence, MA 01843	508-726-4419
Address		Phone

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

DIMENSIONAL AND PARKING INFORMATION

Property Location: <u>149 Pleasant St.</u>	Zoning District: <u>R4</u>
Applicant: <u>FTO Realty Trust</u>	Address: <u>109 Blanchard Rd. Lawrence, MA 01843</u>
Present Use/Occupancy: No. of Dwelling Units: <u>One Single Family Dwelling</u>	Uses and their gross square feet: <u>3338 GSF.</u>
Proposed Use/Occupancy: No. of Dwelling Units: <u>One Three-Family Dwelling</u>	Uses and their gross square feet: <u>6235 GSF.</u>

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use	
Lot Size	9801 SQ. FT.	9801 SQ. FT.	min.	7500 SQ. FT.
Frontage	89.27 FT.	89.27 FT.	min.	75 FT.
Floor Area Ratio ¹	.34	.63	max.	0
Lot Coverage (%), where applicable	17%	19%	max.	35%
Lot Area per Dwelling Unit (sf)	8125 S.F.	2648 S.F.	min.	0
Front Yard Depth (feet)	26.9 FT	25.2 FT	min.	25 FT
Side Yard Width (feet)	right side	10.2 FT	min.	10 FT
	left side	28.8 FT	min.	25 FT
Rear Yard Depth (feet)	20.1 FT	20.2 FT	min.	20 FT
Height	stories	1	stories ²	3
	feet	15'-0"	Feet	35'
Open Space (% of G.F.A.) ³	232%	99%	min.	30%
	Landscaped (sf)	7847 S.F.	(sf)	619 S.F.
	Usable (sf)	0 S.F.	(sf)	625 S.F. min.
Parking Spaces (#) ⁴	1	6	min.	3
Parking Area Setbacks (feet) (where applicable)	26.2	0	min.	25
Loading Spaces (#)	NA	NA	min.	NA
Bicycle Parking ⁵	short term	NA	min.	NA
	long term	NA	min.	NA

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

IMPACT STATEMENT REQUIREMENTS

Projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw) and Environmental Design Review Criteria (see Section 3.4) of the Zoning Bylaw. Please submit an impact statement that describes your proposal, and addresses each of the following criteria.

SPECIAL PERMIT CRITERIA

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

ENVIRONMENTAL DESIGN REVIEW CRITERIA

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.
6. In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all **storm water facilities** such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.
7. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
8. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.
9. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
10. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
11. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
12. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
13. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. (LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>)

NARRATIVE

Proposed Residences at 149 Pleasant Street Arlington MA

The land parcel, at 149 Pleasant Street, created in 1898, was originally a part of the George H. Gray Estate. It was never built upon until the existing single family ranch house was constructed in 1947. As this house is not of the character or the scale of the other houses in the Pleasant Street Historic District, it is not considered to be a contributing asset, whereas, the proposed house, in the Italian Renaissance Revival style, as presented herein, was approved by the AHDC and deemed to be an asset to both the neighborhood and the town.

Although the zoning for this property is R4, we are proposing a three-family dwelling. There will be two side-by-side units on the upper floors and one unit on the lower floor. As the site slopes from west to east by approximately 17'-0", we have been able to create an entrance from grade directly into the lower level. This dwelling unit will be compliant with the Massachusetts AAB Rules and Regulations.

We are proposing that there be two driveways, one leading to a lower parking area accessible from Pleasant St. belonging to the lower unit and an upper parking area, for the upper units, accessible by a driveway from Gray St. In separating the parking areas and providing a turnaround in the lower driveway, merging into the traffic on Pleasant Street will be greatly eased. The presence of two driveways but on different streets will not be detrimental to the neighborhood but instead will be of benefit to it.

The following conditions necessitate the request for a Special Permit:

1. As per Section 5.4.3 Use Regulations for Residential Districts, Class of Use: R4, Three-family Dwelling: SP
2. As per Section 6.1.10 Location of Parking Spaces, A,not more than one driveway shall be permitted unless there is a finding, by the Special Permit Granting Authority for the development, that a second driveway...may be added...
3. As per Section 5.3.16 Yards or Setbacks for Lots Adjoining a Street or Public Open Space, we request that a Special Permit be granted for an adjustment allowing parking within a front yard setback on Gray Street for both upper and lower parking areas due to difficult site conditions.
4. As per Section 2 Definitions, R-13, Open Space: Usable, Open space shall be deemed usable only if at least 75% of the area has a grade of less than 8% and no horizontal dimension is less than 25 feet. The average property grade of 149 Pleasant St. is 16% with no 25 foot dimension being less than 8%.

The existing house has 3,338 gross square feet (FAR 34) and the proposed house will be 6,235 square feet (FAR 63). The lot is 9,801 square feet (7,500 min. required) and the Pleasant Street frontage is 89.27 feet (75' min. required.). The current lot coverage is 17%, the proposed is 19% and the maximum allowed is 35%.

The existing front yard depth is 26.9', the proposed is 25.2' and the minimum required is 25'. The left side yard depth is 28.8, the proposed is 26.7' and the minimum required is 25' as it is a corner lot. The rear yard depth is 20.1', the proposed is 20.2' and the required is 20'. The existing height is approximately 15' and the proposed height, as measured from the average grade taken across the property, will be 33.25' and the maximum allowed is 35'.

The proposed landscaped open space is 6,191 square feet which is 99% GFA. The proposed usable open space is 0 as the grade of the property does not allow for less than 8% grade.

There will be grade changes and soil redistribution on the property, however a stand of pine trees on the northeast side of the property will be preserved as best as possible. Three will need to be removed as they currently overhang the roof of the existing house. Native plantings will be incorporated into the new landscape.

The new house and the landscape features, including the incorporation of stone retaining walls, so common in this neighborhood, will be harmonious with the adjacent properties.

Best use practices to prevent and mitigate stormwater runoff and erosion will be in place the duration of the construction. Permanent stormwater management provisions include drywells, stone infiltration trenches, permeable grout, plantings and native vegetation.

149 PLEASANT STREET ARLINGTON, MA IMPACT STATEMENT

3.3.3 Special Permit Criteria

1. Use Requested:

As per Section 5.4.3 Use Regulations for Residential Districts, Class of Use: R4, Three Family Dwelling: SP

2. Desirability of Requested Use:

The requested use is for 3 units instead of the 4 unit zoning designation, thereby lessening density and congestion in the neighborhood.

3. Traffic Congestion and Pedestrian Safety:

The lower driveway has a turnaround so that no car will back out onto Pleasant St., as is currently the case, but rather drive straight out and merge with the traffic. This will be safer for pedestrians, as they will be more visible to the driver, and will ease vehicular congestion.

4. Municipal Systems:

The requested use will not overload any public water, drainage, sewer system or other municipal system.

5. Special Regulations:

There are none for this use.

6. District Integrity:

The character of the building is that of a single family house, as is typical for the neighborhood. Zoning is for a block of 4 townhouses, which is undesirable in the Pleasant Street Historic District.

7. Excess of Use Causation:

This cannot be determined but it is unlikely to occur.

3.4.4 Environmental Design Review Standards

1. Preservation of Landscape:

The two significant features of the landscape are the stand of pine trees along the northern border and the dramatic slope of the land. The upper parking area will be created by retaining walls and infill soil. The lower parking area and ground floor entry will again be created by retaining walls and excavation. The general feel of the land will be experienced from Gray Street where the property follows the grade of the roadway. Three of the pines will be removed as they overhang the existing roof. Every effort will be made to preserve the remaining trees. The new plantings will native species.

2. Relationship of the Building to its Environment:

The new house and the site improvements will be well suited to the neighborhood in both materials (stone walls and stucco) and massing that matches the scale of the other large houses that line Pleasant Street.

3. Open Space:

The new house is to be located on the approximate footprint of the existing house so the feeling of open space will remain similar.

4. Circulation:

There is no public pedestrian circulation on the property at this time nor will there be in the future. Vehicular circulation will be controlled by having two driveways. One from Gray St. serving the upper parking area and one from Pleasant St. serving the lower parking area. The lower driveway has a turnaround so that no car will back out onto Pleasant St., as is currently the case, but rather drive straight out and merge with the traffic. This will be safer and ease congestion.

5. Surface Water Drainage:

Please see the attached engineered site plan.

6. Utility Service:

We request that all electrical, telephone, cable TV and other such lines remain above ground as they currently are and is typical for the area.

7. Advertising Features:

There will be none.

8. Special Features:

There will be none.

3.4.4 Environmental Design Review Standards continued

9. Safety:

The interior and exterior of the structure has been designed in such a way as to maximize facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment.

10. Heritage:

The house is in the Pleasant Street Historic District and the project has been approved by the AHDC.

11. Microclimate:

The building will be constructed to be in compliance with the International Building Code and all applicable energy efficiency requirements therein.

12. Sustainable Building and Site Design:

Please see the attached engineered site plan for sustainable site practices. The indoor environmental air quality will be controlled by current best practices in heating, cooling and ventilation as well as energy efficient appliances and equipment. There will be neither solar panels nor LEED certification.



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name: 149 Pleasant St Proposed 3 Family House

Date: 7/8/2024



Credit Integrative Process

2

0 0 0 Location and Transportation 15

Y Prereq Floodplain Avoidance Required

PERFORMANCE PATH

Credit LEED for Neighborhood Development Location 15

PRESCRIPTIVE PATH

Credit Site Selection 8

Credit Compact Development 3

Credit Community Resources 2

Credit Access to Transit 2

0 0 0 Sustainable Sites 7

Y Prereq Construction Activity Pollution Prevention Required

Y Prereq No Invasive Plants Required

Credit Heat Island Reduction 2

Credit Rainwater Management 3

Credit Non-Toxic Pest Control 2

0 0 0 Water Efficiency 12

Y Prereq Water Metering Required

PERFORMANCE PATH

Credit Total Water Use 12

PRESCRIPTIVE PATH

Credit Indoor Water Use 6

Credit Outdoor Water Use 4

0 0 0 Energy and Atmosphere 38

Y Prereq Minimum Energy Performance Required

Y Prereq Energy Metering Required

Y Prereq Education of the Homeowner, Tenant or Building Manager Required

PERFORMANCE PATH

Credit Annual Energy Use 29

BOTH PATHS

Credit Efficient Hot Water Distribution System 5

Credit Advanced Utility Tracking 2

Credit Active Solar Ready Design 1

Credit HVAC Start-Up Credentialing 1

PRESCRIPTIVE PATH

Y Prereq Home Size Required

Credit Building Orientation for Passive Solar 3

Credit Air Infiltration 2

Credit Envelope Insulation 2

Credit Windows 3

Credit Space Heating & Cooling Equipment 4

EA PRESCRIPTIVE PATH (continued)

Credit Heating & Cooling Distribution Systems 3

Credit Efficient Domestic Hot Water Equipment 3

Credit Lighting 2

Credit High Efficiency Appliances 2

Credit Renewable Energy 4

0 0 0 Materials and Resources 10

Y Prereq Certified Tropical Wood Required

Y Prereq Durability Management Required

Credit Durability Management Verification 1

Credit Environmentally Preferable Products 4

Credit Construction Waste Management 3

Credit Material Efficient Framing 2

0 0 0 Indoor Environmental Quality 16

Y Prereq Ventilation Required

Y Prereq Combustion Venting Required

Y Prereq Garage Pollutant Protection Required

Y Prereq Radon-Resistant Construction Required

Y Prereq Air Filtering Required

Y Prereq Environmental Tobacco Smoke Required

Y Prereq Compartmentalization Required

Credit Enhanced Ventilation 3

Credit Contaminant Control 2

Credit Balancing of Heating and Cooling Distribution Systems 3

Credit Enhanced Compartmentalization 1

Credit Enhanced Combustion Venting 2

Credit Enhanced Garage Pollutant Protection 2

Credit Low Emitting Products 3

0 0 0 Innovation 6

Y Prereq Preliminary Rating Required

Credit Innovation 5

Credit LEED AP Homes 1

0 0 0 Regional Priority 4

Credit Regional Priority: Specific Credit 1

Credit Regional Priority: Specific Credit 1

Credit Regional Priority: Specific Credit 1

Credit Regional Priority: Specific Credit 1

0 0 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110